



12 Heights Crescent Wamberal, NSW 3 2 2

### Charm, Convenience and Sunshine

A private haven boasting easy living at its best. This solid brick and tile home showcases sleek modern refinements with a delightful sun-filled aspect offering an easy walk to Wamberal Lagoon, beach and shops.

Located in a peaceful pocket of beach-side Wamberal, this well-maintained single-level residence inspires a relaxed lifestyle with its charming blend of open plan living, low-maintenance landscaped gardens and sun drenched patio.

The smart versatile layout provides comfortable space for lounge and separate dining, with indoor and outdoor areas for entertaining or simply soaking up the relaxing outlook. Immaculately presented, the home is absolutely move-in ready, although potential still exists to upgrade and unleash it's full potential.

- Sun drenched rear aspect allows for an abundance of natural light
- Master bedroom with ensuite and WIR
- Dual living areas and modern kitchen
- DLUG with workshop

**Price:** Contact Agent  
**Council Rates:** \$592.50 p/q  
**Water Rates:** \$216.32 p/q



**Brent Pilkington**

0410 872 541

12 Heights Crescent  
Wamberal



Site Plan

Internal Area: 170sqm  
External Area: 40sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.